



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

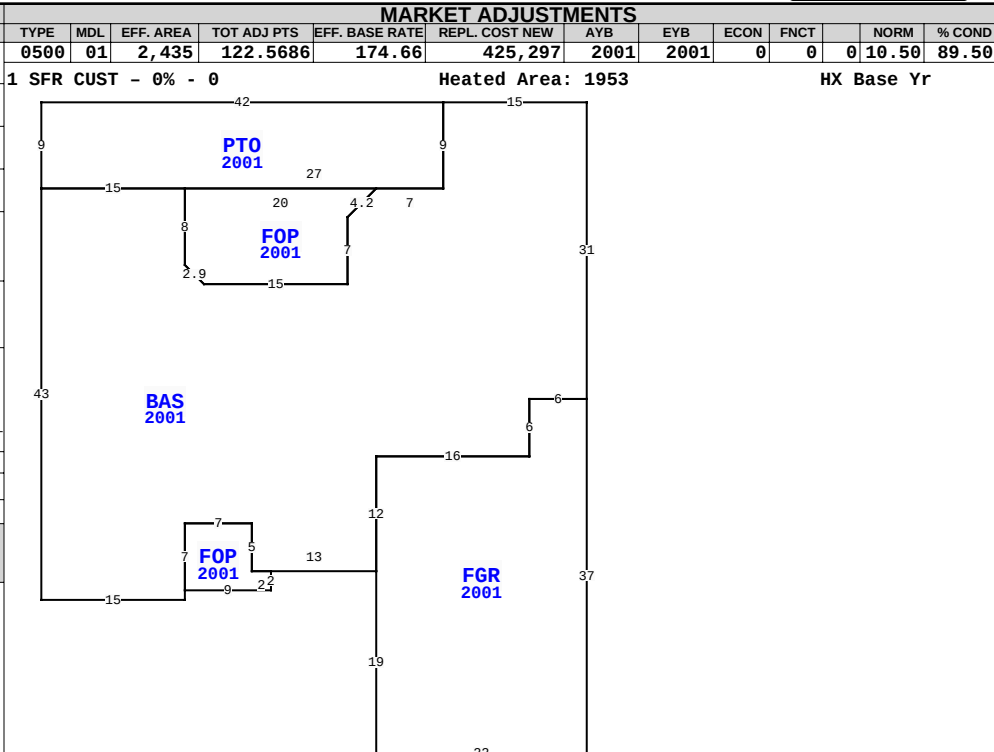
NEIGHBORHOOD/LOC	1080.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	305,294
FGR	718	55	395	61,747
FOP	53	30	16	2,502
FOP	173	30	52	8,128
PTO	378	5	19	2,971

TOTALS	3,275		2,435	380,641
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	
3	0819	CONC 12"	0	0	4	5	20.00	SF	9.50	9.50	
4	0810	CONCRETE A	0	0	88	16	1,408.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	
6	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	
7	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	
8	0910	SCRN RM L	0	0	9	42	378.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-1A	0.00	0.00	1.00	LT	



494 CROSSWIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
12,265											

TOTAL OB/XF											
12,265											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		380,641	
TOTAL MARKET OB/XF VALUE		12,265	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		617,906	
SOH/AGL Deduction		103,527	
ASSESSED VALUE		514,379	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		514,379	
TOTAL JUST VALUE		617,906	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		509,061	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041228	XFOB	1,000	07/06/2004
011989	XFOB	2,000	09/06/2001
2004567	NEW CONSTR	290,017	12/21/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2388/1052	8/20/2020	WD	Q	I	01
GRANTOR: BERGHOFER JOYCE L					SALE PRICE
GRANTEE: THOMPSON RANDALL H					
2260/1832	3/12/2019	WD	Q	I	02
GRANTOR: KESSEL DANIEL C					499,000
GRANTEE: BERGHOFER JOYCE L					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2001] W15 PTO=[YR=2001] W42 S9 E15 FOP=[YR=2001] S8 R2 D2 E15 N7 R3 U3 W20 \$ E27 N9 \$ S9 W7 D3 L3 S7 W15 U2 L2 N8 W15 S43 E15N1 FOP=[YR=2001] E9 N2 W2 N5 W7 S7 \$ N7 E7 S5 E13 FGR=[YR=2001] S19 E22 N37 W6 S6 W16 S12 \$ N12 E16 N6 E6 N31 \$.											